

Fill in this information to identify your case:

United States Bankruptcy Court for the:

CENTRAL DISTRICT OF CALIFORNIA

Case number (if known)

Chapter 11

☐ Check if this an  
amended filing

Official Form 201

Voluntary Petition for Non-Individuals Filing for Bankruptcy

06/22

If more space is needed, attach a separate sheet to this form. On the top of any additional pages, write the debtor's name and the case number (if known). For more information, a separate document, *Instructions for Bankruptcy Forms for Non-Individuals*, is available.

1. Debtor's name 17K West Sunset LLC

2. All other names debtor  
used in the last 8 years

Include any assumed  
names, trade names and  
doing business as names

3. Debtor's federal  
Employer Identification  
Number (EIN) 93-3682793

4. Debtor's address Principal place of business

21550 Oxnard St., Floor 3  
Woodland Hills, CA 91367

Number, Street, City, State & ZIP Code

Los Angeles  
County

Mailing address, if different from principal place of  
business

P.O. Box, Number, Street, City, State & ZIP Code

Location of principal assets, if different from principal  
place of business

Number, Street, City, State & ZIP Code

5. Debtor's website (URL)

6. Type of debtor

☒ Corporation (including Limited Liability Company (LLC) and Limited Liability Partnership (LLP))

☐ Partnership (excluding LLP)

☐ Other. Specify:

Debtor **17K West Sunset LLC**  
Name

Case number (if known)

7. Describe debtor's business A. Check one:

- ☐ Health Care Business (as defined in 11 U.S.C. § 101(27A))  
☐ Single Asset Real Estate (as defined in 11 U.S.C. § 101(51B))  
☐ Railroad (as defined in 11 U.S.C. § 101(44))  
☐ Stockbroker (as defined in 11 U.S.C. § 101(53A))  
☐ Commodity Broker (as defined in 11 U.S.C. § 101(6))  
☐ Clearing Bank (as defined in 11 U.S.C. § 781(3))  
☒ None of the above

B. Check all that apply

- ☐ Tax-exempt entity (as described in 26 U.S.C. §501)  
☐ Investment company, including hedge fund or pooled investment vehicle (as defined in 15 U.S.C. §80a-3)  
☐ Investment advisor (as defined in 15 U.S.C. §80b-2(a)(11))

C. NAICS (North American Industry Classification System) 4-digit code that best describes debtor. See <http://www.uscourts.gov/four-digit-national-association-naics-codes>.

8. Under which chapter of the Bankruptcy Code is the debtor filing?

A debtor who is a "small business debtor" must check the first sub-box. A debtor as defined in § 1182(1) who elects to proceed under subchapter V of chapter 11 (whether or not the debtor is a "small business debtor") must check the second sub-box.

Check one:

- ☐ Chapter 7  
☐ Chapter 9

☒ Chapter 11. Check all that apply:

- ☐ The debtor is a small business debtor as defined in 11 U.S.C. § 101(51D), and its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$3,024,725. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ The debtor is a debtor as defined in 11 U.S.C. § 1182(1), its aggregate noncontingent liquidated debts (excluding debts owed to insiders or affiliates) are less than \$7,500,000, **and it chooses to proceed under Subchapter V of Chapter 11**. If this sub-box is selected, attach the most recent balance sheet, statement of operations, cash-flow statement, and federal income tax return, or if any of these documents do not exist, follow the procedure in 11 U.S.C. § 1116(1)(B).
- ☐ A plan is being filed with this petition.
- ☐ Acceptances of the plan were solicited prepetition from one or more classes of creditors, in accordance with 11 U.S.C. § 1126(b).
- ☐ The debtor is required to file periodic reports (for example, 10K and 10Q) with the Securities and Exchange Commission according to § 13 or 15(d) of the Securities Exchange Act of 1934. File the *Attachment to Voluntary Petition for Non-Individuals Filing for Bankruptcy under Chapter 11* (Official Form 201A) with this form.
- ☐ The debtor is a shell company as defined in the Securities Exchange Act of 1934 Rule 12b-2.

☐ Chapter 12

9. Were prior bankruptcy cases filed by or against the debtor within the last 8 years?

If more than 2 cases, attach a separate list.

- ☒ No.  
☐ Yes.

District \_\_\_\_\_  
District \_\_\_\_\_

When \_\_\_\_\_  
When \_\_\_\_\_

Case number \_\_\_\_\_  
Case number \_\_\_\_\_

Debtor **17K West Sunset LLC**  
Name

Case number (if known)

10. Are any bankruptcy cases pending or being filed by a business partner or an affiliate of the debtor?
- ☒ No  
☐ Yes.

List all cases. If more than 1, attach a separate list

Debtor  
District

When

Relationship

Case number, if known

11. Why is the case filed in this district? Check all that apply:

- ☒ Debtor has had its domicile, principal place of business, or principal assets in this district for 180 days immediately preceding the date of this petition or for a longer part of such 180 days than in any other district.
- ☐ A bankruptcy case concerning debtor's affiliate, general partner, or partnership is pending in this district.

12. Does the debtor own or have possession of any real property or personal property that needs immediate attention?
- ☒ No  
☐ Yes.

Answer below for each property that needs immediate attention. Attach additional sheets if needed.

Why does the property need immediate attention? (Check all that apply.)

- ☐ It poses or is alleged to pose a threat of imminent and identifiable hazard to public health or safety.

What is the hazard?

- ☐ It needs to be physically secured or protected from the weather.

- ☐ It includes perishable goods or assets that could quickly deteriorate or lose value without attention (for example, livestock, seasonal goods, meat, dairy, produce, or securities-related assets or other options).

- ☐ Other

Where is the property?

Number, Street, City, State & ZIP Code

Is the property insured?

- ☐ No

- ☐ Yes. Insurance agency

Contact name

Phone

### Statistical and administrative information

13. Debtor's estimation of available funds Check one:

- ☒ Funds will be available for distribution to unsecured creditors.
- ☐ After any administrative expenses are paid, no funds will be available to unsecured creditors.

14. Estimated number of creditors

☒ 1-49

☐ 50-99

☐ 100-199

☐ 200-999

☐ 1,000-5,000

☐ 5001-10,000

☐ 10,001-25,000

☐ 25,001-50,000

☐ 50,001-100,000

☐ More than 100,000

15. Estimated Assets

☐ \$0 - \$50,000

☐ \$50,001 - \$100,000

☐ \$100,001 - \$500,000

☐ \$500,001 - \$1 million

☐ \$1,000,001 - \$10 million

☒ \$10,000,001 - \$50 million

☐ \$50,000,001 - \$100 million

☐ \$100,000,001 - \$500 million

☐ \$500,000,001 - \$1 billion

☐ \$1,000,000,001 - \$10 billion

☐ \$10,000,000,001 - \$50 billion

☐ More than \$50 billion

16. Estimated liabilities

☐ \$0 - \$50,000

☒ \$1,000,001 - \$10 million

☐ \$500,000,001 - \$1 billion

Debtor	<b>17K West Sunset LLC</b>	Case number (if known)
	Name	
<input type="checkbox"/> \$50,001 - \$100,000	<input type="checkbox"/> \$10,000,001 - \$50 million	<input type="checkbox"/> \$1,000,000,001 - \$10 billion
<input type="checkbox"/> \$100,001 - \$500,000	<input type="checkbox"/> \$50,000,001 - \$100 million	<input type="checkbox"/> \$10,000,000,001 - \$50 billion
<input type="checkbox"/> \$500,001 - \$1 million	<input type="checkbox"/> \$100,000,001 - \$500 million	<input type="checkbox"/> More than \$50 billion

Debtor 17K West Sunset LLC  
Name

Case number (if known) \_\_\_\_\_

**Request for Relief, Declaration, and Signatures**

**WARNING** -- Bankruptcy fraud is a serious crime. Making a false statement in connection with a bankruptcy case can result in fines up to \$500,000 or imprisonment for up to 20 years, or both. 18 U.S.C. §§ 152, 1341, 1519, and 3571.

**17. Declaration and signature  
of authorized  
representative of debtor**

The debtor requests relief in accordance with the chapter of title 11, United States Code, specified in this petition.

I have been authorized to file this petition on behalf of the debtor.

I have examined the information in this petition and have a reasonable belief that the information is true and correct.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on October 6, 2023  
MM / DD / YYYY

**X** /s/ Tom Vukota

Signature of authorized representative of debtor

Tom Vukota  
Printed name

Title Managing Member

**18. Signature of attorney**

**X** /s/ Giovanni Orantes

Signature of attorney for debtor

Date October 6, 2023  
MM / DD / YYYY

Giovanni Orantes 190060  
Printed name

The Orantes Law Firm, A.P.C  
Firm name

3435 Wilshire Blvd., 27th Floor  
Los Angeles, CA 90010  
Number, Street, City, State & ZIP Code

Contact phone (888) 619-8222

Email address go@gobklaw.com

190060 CA  
Bar number and State

**Fill in this information to identify the case:**

Debtor name **17K West Sunset LLC**

United States Bankruptcy Court for the: **CENTRAL DISTRICT OF CALIFORNIA**

Case number (if known):

☐ Check if this is an  
amended filing

**Official Form 204**

**Chapter 11 or Chapter 9 Cases: List of Creditors Who Have the 20 Largest Unsecured Claims and Are Not Insiders**

12/15

A list of creditors holding the 20 largest unsecured claims must be filed in a Chapter 11 or Chapter 9 case. Include claims which the debtor disputes. Do not include claims by any person or entity who is an insider, as defined in 11 U.S.C. § 101(31). Also, do not include claims by secured creditors, unless the unsecured claim resulting from inadequate collateral value places the creditor among the holders of the 20 largest unsecured claims.

Name of creditor and complete mailing address, including zip code	Name, telephone number and email address of creditor contact	Nature of claim (for example, trade debts, bank loans, professional services, and government contracts)	Indicate if claim is contingent, unliquidated, or disputed	Amount of claim		
				If the claim is fully unsecured, fill in only unsecured claim amount. If claim is partially secured, fill in total claim amount and deduction for value of collateral or setoff to calculate unsecured claim.		
				Total claim, if partially secured	Deduction for value of collateral or setoff	Unsecured claim
Kwala, LLC C/o AVIV L. TUCHMAN, ESQ. 6080 W. PICO BLVD. Los Angeles, CA 90035		Payoff as of 10/10/23 \$4,945,804.65	Contingent Unliquidated Disputed			\$1,323,756.88

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address Giovanni Orantes 190060 3435 Wilshire Blvd., 27th Floor Los Angeles, CA 90010 (888) 619-8222 Fax: (877) 789-5776 California State Bar Number: 190060 CA go@gobklaw.com		FOR COURT USE ONLY
<input type="checkbox"/> Debtor(s) appearing without an attorney <input checked="" type="checkbox"/> Attorney for Debtor		
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>		
In re:  17K West Sunset LLC	CASE NO.: CHAPTER: 11	
Debtor(s).		<b>VERIFICATION OF MASTER MAILING LIST OF CREDITORS</b>  [LBR 1007-1(a)]

Pursuant to LBR 1007-1(a), the Debtor, or the Debtor's attorney if applicable, certifies under penalty of perjury that the master mailing list of creditors filed in this bankruptcy case, consisting of 3 sheet(s) is complete, correct, and consistent with the Debtor's schedules and I/we assume all responsibility for errors and omissions.

Date: October 6, 2023

/s/ Tom Vukota

Signature of Debtor 1

Date: \_\_\_\_\_

Signature of Debtor 2 (joint debtor) (if applicable)

Date: October 6, 2023

/s/ Giovanni Orantes

Signature of Attorney for Debtor (if applicable)

17K West Sunset LLC  
21550 Oxnard St., Floor 3  
Woodland Hills, CA 91367

Giovanni Orantes  
The Orantes Law Firm, A.P.C  
3435 Wilshire Blvd., 27th Floor  
Los Angeles, CA 90010

American Home Mortgage Acceptance  
Attn: President or Corp. Officer  
4650 Regent Blvd., Suite 400  
Irving, TX 75063

California Department of Tax & Fee  
Administration/Special Ops, MIC:55  
Po Box 942879  
Sacramento, CA 94279-0055

California TD Specialists  
Attn: Teri Snyder  
8190 E Kaiser Blvd.  
Anaheim Hills, CA 92808

Countrywide Home Loans, Inc.  
Attn: President or Corp. Officer  
MS SV-79 Document Processing  
Po Box 10423  
Van Nuys, CA 91410

Employment Development Department  
Bankruptcy Group MIC 92E  
Po Box 826880  
Sacramento, CA 94280-0001

FCI Lender Services, Inc.  
Attn: President or Corp. Officer  
8180 E. Kaiser Blvd.  
Anaheim, CA 92808



FCI Lender Services, Inc.  
C/o AVIV L. TUCHMAN, ESQ.  
6080 W. Pico Blvd.  
Los Angeles, CA 90035

Franchise Tax Board  
Bankruptcy Section, MS: A-340  
Po Box 2952  
Sacramento, CA 95812-2952

Internal Revenue Service  
Po Box 7346  
Philadelphia, PA 19101-7346

Kwala, LLC  
C/o AVIV L. TUCHMAN, ESQ.  
6080 W. PICO BLVD.  
Los Angeles, CA 90035

Kwala, LLC  
Attn: President or Corp. Officer  
580 5th Ave., Suite 500  
New York, NY 10036

Kwala, LLC  
C/o TUCKER ELLIS LLP  
515 South Flower Street, 42nd Floor  
Los Angeles, CA 90071

Kwala, LLC  
C/o BROWNE GREEN TRIAL LAWYERS  
3755 Breakthrough Way, Suite 210  
Las Vegas, NV 89135

Los Angeles County Tax Collector  
Bankruptcy Unit  
Po Box 54110  
Los Angeles, CA 90054-0110

U.S. Small Business Administration  
Office of General Counsel  
312 N. Spring St., 5th Floor  
Los Angeles, CA 90012

United States Attorney's Office  
Federal Building, Room 7516  
300 North Los Angeles Street  
Los Angeles, CA 90012

United States Department of Justice  
Ben Franklin Station  
Po Box 683  
Washington, DC 20044

Attorney or Party Name, Address, Telephone & FAX Nos., and State Bar No. & Email Address <b>Giovanni Orantes 190060</b> <b>3435 Wilshire Blvd., 27th Floor</b> <b>Los Angeles, CA 90010</b> <b>(888) 619-8222 Fax: (877) 789-5776</b> <b>California State Bar Number: 190060 CA</b> <b>go@gobklaw.com</b>		FOR COURT USE ONLY	
■ Attorney for:			
<b>UNITED STATES BANKRUPTCY COURT CENTRAL DISTRICT OF CALIFORNIA</b>			
In re: <b>17K West Sunset LLC</b>		CASE NO.: ADVERSARY NO.: CHAPTER: 11	
Debtor(s),		<b>CORPORATE OWNERSHIP STATEMENT PURSUANT TO FRBP 1007(a)(1) and 7007.1, and LBR 1007-4</b>	
Plaintiff(s),			
Defendant(s).			
		[No hearing]	

*Pursuant to FRBP 1007(a)(1) and 7007.1, and LBR 1007-4, any corporation, other than a governmental unit, that is a debtor in a voluntary case or a party to an adversary proceeding or a contested matter shall file this Statement identifying all its parent corporations and listing any publicly held company, other than a governmental unit, that directly or indirectly own 10% or more of any class of the corporation's equity interest, or state that there are no entities to report. This Corporate Ownership Statement must be filed with the initial pleading filed by a corporate entity in a case or adversary proceeding. A supplemental statement must promptly be filed upon any change in circumstances that renders this Corporate Ownership Statement inaccurate.*

I, **Giovanni Orantes 190060**, the undersigned in the above-captioned case, hereby declare  
(Print Name of Attorney or Declarant)  
under penalty of perjury under the laws of the United States of America that the following is true and correct:

**[Check the appropriate boxes and, if applicable, provide the required information.]**

1. I have personal knowledge of the matters set forth in this Statement because:
- ☐ I am the president or other officer or an authorized agent of the Debtor corporation
  - ☐ I am a party to an adversary proceeding
  - ☐ I am a party to a contested matter
  - ☒ I am the attorney for the Debtor corporation
- 2.a. ☐ The following entities, other than the debtor or a governmental unit, directly or indirectly own 10% or more of any class of the corporation's(s') equity interests:  
*[For additional names, attach an addendum to this form.]*
- b. ☒ There are no entities that directly or indirectly own 10% or more of any class of the corporation's equity interest.

**October 6, 2023**

Date

By: **/s/ Giovanni Orantes**

Signature of Debtor, or attorney for Debtor

Name: **Giovanni Orantes 190060**

Printed name of Debtor, or attorney for Debtor